UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105-3901

December 6, 2022

Ex. 6 PP / Ex. 7(C)

SENT VIA EMAIL

Fremont, California 94538
akhilw@gmail.com

Re: Building-Specific Evaluation of Indoor Air and Mitigation Measures Report
Vapor Intrusion Investigation Findings – Effective VI Mitigation System
Ex. 6 PP / Ex. 7(C) (RES098/227-230), Sunnyvale, CA 94085
Signetics (Philips Semiconductors), AMD 901-902, TRW Microwave ("Triple Site" Superfund Site CERCLIS ID# CAN000900265)

Dear Ex. 6 PP / Ex. 7(C)

Thank you for your cooperation and participation in the U.S. Environmental Protection Agency's (EPA) trichloroethene (TCE) vapor intrusion investigations in Sunnyvale, California. As a reminder, this letter comes to you as part of the EPA Superfund Triple Site environmental study being conducted by EPA in the San Miguel neighborhood (https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0900265). The purpose of the vapor intrusion study is to investigate the potential for TCE vapors from nearby contaminated groundwater migrating into the indoor air of residences and schools in the area. Enclosed with this letter is a fact sheet that explains the investigation in more detail.

The enclosed Building-Specific Evaluation of Indoor Air Report (BSER) has been prepared by Locus Technologies, which EPA approved. This Final BSER provides the current status of activities and data evaluation of the vapor intrusion investigation at your building. Section 6 of the enclosed BSER summarizes the indoor air sampling test results at your property and the EPA-approved recommendations.

Please keep these documents for your personal records. These documents should be disclosed as part of any future property transactions.

The findings and next steps are summarized as follows:

Indoor air test results did not initially meet EPA's TCE Accelerated and Urgent Response short-term health protective action levels (2 micrograms per cubic meter [µg/m^3]) and 6 µg/m^3, respectively) and indicated unacceptable vapor intrusion. Therefore, a vapor intrusion mitigation system was installed at your property.

After the installation of a vapor intrusion mitigation system and an upgrade to the eastern mitigation fan, the indoor air test results through the second winter of operation demonstrate that the mitigation system is effective in reducing TCE vapor intrusion and meet EPA's long-term health protective screening level of 0.48 µg/m^3. An Operations and Maintenance Plan for routine inspections has been prepared for the operation of the vapor intrusion mitigation system (refer to Section 9 of the enclosed BSER). Long-term, indoor air testing is recommended every five years, as described in Section 10 of the enclosed BSER.

EPA Health Protection Goals

EPA's goal for Superfund site-related chemicals is to keep exposures below EPA's TCE action levels and long-term health protective screening levels. Exceeding EPA's TCE Urgent and Accelerated Response action levels of 6 µg/m^3 and 2 µg/m^3, respectively, indicate steps should be taken within days to weeks to quickly reduce TCE exposure because of the possible short-term effects to unborn children. The TCE 26-year exposure screening level of 0.48 µg/m^3 is used to guide actions that may be needed long-term to protect health. EPA uses this information to determine whether additional testing or response activities are necessary to confirm that levels continue to remain protective of human health over time. The enclosed California Office of Environmental Health Hazard Assessment for TCE provides more information on TCE health protective action levels and screening levels.

Next Steps

Please return a signed Access Agreement by e-mail to lefevren@locustec.com or by mail to Locus Technologies (c/o Nancy-Jeanne LeFevre, 299 Fairchild Drive, Mountain View, CA 94043) promptly. You may also email me the signed access agreement at abreu.lilian@epa.gov. The agreement was provided with the September 26, 2022, letter from EPA to Akruanan LLC and is again included herein.

Locus Technologies will continue to verify the performance of the vapor intrusion mitigation system installed at your property, including indoor air sampling and operations and maintenance. Locus Technologies will reach out to you to coordinate visits to the property for these ongoing efforts. If you have any questions on the vapor intrusion mitigation system, please reach out to Nancy-Jeanne LeFevre (Project Technical Lead), Locus Technologies, at lefevren@locustec.com.

Please call Locus' mitigation services at 408-329-6654 or e-mail Ms. LeFevre if any significant changes are conducted to your building in the future. Certain types of renovations can increase a building's likelihood for vapor intrusion. EPA or Locus Technologies can schedule a quick visit with you to go over any renovation plans and discuss if another round of sampling or other response actions would be appropriate. The following are examples of building renovations that should be reported to Locus:

- Drilling holes through the floor for a new toilet or telephone/internet cable, which can create a new pathway for vapors to enter the building.
- Changes to the heating system, which could pull vapors into the building.
- Plans to remodel beyond cosmetic changes (for example, any construction that may affect the foundation, crawlspace, or HVAC system of your building).

If you have any questions regarding the findings of the enclosed BSER or this letter, please email me at Abreu.Lilian@epa.gov or call me at 415-972-3010.

Thank you again for your cooperation and participation in this vapor intrusion investigation.

Sincerely,

LILIAN ABREU Digitally signed by LILIAN ABREU Date: 2022.12.06 10:32:04 -08'00'

Lilian Abreu, PhD
Remedial Project Manager
Superfund and Emergency Management Division

cc (via email): J. Wesley Hawthorne, Locus Technologies
Nancy-Jeanne LeFevre, Locus Technologies
Shau-Luen Barker, Philips North America LLC
Cynthia Woo, Aptim Federal Services, LLC

Enclosures:

EPA Fact Sheet of the Triple Site Vapor Intrusion Investigation (April 2016)

California Office of Environmental Health Hazard Assessment for TCE

Property Access Agreement

Final Building-Specific Indoor Air Sampling and Mitigation Measures Evaluation Report dated August 20, 2021